

## Minutes of a Conservation Commission Meeting - 13 October 2021

Members present: Peter Vincent – Chairman, Jeff Carlson, Max Gibbs, Christina Brown

Absent: Lil Province, Bob Avakian, Geoff Kontje

Staff: Jane Varkonda, Lisa Morrison

### PUBLIC HEARINGS:

**Chappy House LLC (Ellsworth) – 39 Caleb’s Pond:** NOI to construct guest house and related site activities. Reid Silva and Kathryn Ellsworth were present. Silva explained that the guest house location is dictated by a number of factors on the lot including the proximity of a tennis court on a neighboring property and the location of the driveway. The entire lot is either in the flood zone or in the flood zone buffer. The proposed location of the guest house is on higher ground, but 65-feet from the coastal bank. The property abuts Calebs Pond on two sides, so it would be difficult to be outside the buffer.

Ms. Ellsworth said that the proposed guesthouse will be one-story and just under 900 s.f. They are building it for her 89-year-old father. They are also proposing a minimal fieldstone patio on grade that will be set in sand.

The guest house will be tied in to the existing 4-bedroom septic system. (The main house currently has three bedrooms.)

Vincent asked if there was a landscaping plan. Silva said that a landscape plan will be submitted in the future. Ms. Ellsworth said that they hope to keep the site as wooded as possible for privacy’s sake. She said that there was one large leaning pitch pine that will need to be removed.

Varkonda said she believed that the former owner of the property had some issues with salt water intrusion and had, at one point, a desalination system – which turned out to do more harm than good. Brown suggested that Varkonda pull the files before the next meeting.

Brown made a motion to continue the hearing until the next meeting for a site visit. Carlson seconded the motion and suggested that Silva stake the corners of the house and set up ridge poles. Brown suggested that significant trees to be removed be tagged. Unanimously approved by roll call vote. [N. B.: The next meeting, originally scheduled for 27 October, was postponed to 17 November.]

OTHER BUSINESS:

**Bath House at South Beach.** In reviewing the plans that were approved at the previous meeting, Varkonda noticed that the bath house had been proposed in the wrong location. A revised plan that rotated the bath house 90° and allowed for emergency equipment access was reviewed. Gibbs made a motion to approve the revised plan. Carlson seconded the motion. Unanimously approved.

**TTOR/Katama Farm** Trustees are requesting a lease extension until the new lease is signed. Vincent said he didn't favor such an open-ended proposal and suggested that the lease be renewed until the end of November. Carlson made the motion, which was seconded by Gibbs. Unanimously approved.

**Open Space & Recreation Plan** Varkonda reminded the Commissioners that the public session on the draft plan is scheduled for 21 October at 5 p.m.

Minutes of 22 September 2021 were reviewed and approved: Vincent, Kontje (email), Carlson and Gibbs

Order of Conditions for Millan was reviewed and approved: Carlson, Vincent, Kontje (email), and Gibbs.

There being no further business, the meeting was adjourned at 5:40 p.m.

Approved: \_\_\_\_\_